



Job No. 23-260

March 26, 2024

Jennifer Armer AICP – Planning Manager
Town of Los Gatos - Planning Division
110 E. Main Street
Los Gatos, CA 95030

**Subject: Written Description of Proposed Project
SB9 Urban Lot Split - Lands of Fink
15315 Kennedy Road, Los Gatos**

Dear Jennifer:

The subject property is 2.82 acres with superior road access and circulation. Top of the Hill Road provides two-lane access 1650 feet from Kennedy Road, a major hillside collector. Secondary access is available along Top of the Hill Court on a circuitous route of 2400 feet that also connects to Kennedy Road at 15651 Kennedy Road. This allows dual access for emergency egress.

Fire protection water tanks are available within 320 feet of the site at the Top of the Hill Road terminus. Domestic water is available from Kennon Mutual Water Company. PG&E serves the area for electricity but not gas. Finally, there is space for a new septic system on the new Parcel 2 of 1.69 acres.

There is a new 6,000 SF building site at the existing barn area, immediately accessible from a level 10' wide, 220' long driveway.

The site is well-suited for an urban lot split where the existing 2,836 SF residence will remain on 1.13 acres. The allowable floor area for Parcel 1 based upon the 12.2 average slope and net area of 41,359 SF is 6,000 SF.

Please approve the subject Tentative Map ministerially as intended by the California Legislature.

A handwritten signature in black ink that reads 'Terence J. Szewczyk'.

TS/CIVIL ENGINEERING, INC.
Terence J. Szewczyk, P.E. C35527
Principal Engineer